Davidson County DEEDQC
Recvd: 02/22/07 10:03 2 pgs
Fees:12.00 Taxes:0.00
20070222-0021870

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Sean C. Baskin
5062 Old Hydes Ferry Pike
Nashville TN 37218

SEND TAX BILL:
To: Owner

MAP AND PARCEL:
MAP 067
PARCEL 52.00
13D-43960

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Frankie C. Baskin, hereby Quitclaim all of my interest unto Sean C. Baskin, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at the center intersection of Old Hydes Ferry Pike and a 50 foot unnamed foot; thence northerly with the center of said 50 foot road, 196 feet to the corner of Lots 1 and 2; thence westerly with the line between said lots, 185 feet to an iron pin in the easterly line of Lot No. 3; thence southerly with the line between Lots 2 and 3, 186.7 feet to the center of Old Hydes Ferry Pike; thence easterly along the center of said Pike, 185 feet to the beginning.

BEING the same property conveyed to Sean C. Baskin and Frankie A. Baskin, by deed from Henry G. Cisneros, Secretary of the Housing and Urban Development of record in Book 9944, Page 517, Register's Office for Davidson County, Tennessee. The said parties having since divorced.

This is improved property known as 5062 Old Hydes Ferry Pike, Nashville TN 37218

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, Frankie A. Baskin, do hereby Quitclaim and convey all of my interest unto the said Sean C. Baskin, his heirs and assigns, and I, Frankie A. Baskin covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28 day of ~~January~~ February, 2007.

Frankie A. Baskin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frankie A. Baskin the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of ~~January~~ February, 2007.

NOTARY PUBLIC

SHONDRA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires

MY COMMISSION EXPIRES JULY 24, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of ~~January~~ February, 2007.

NOTARY PUBLIC
My Commission Expires: 11/22/2010

MICHELLE WIDENHOFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY